



**THE PORT
OF LOS ANGELES**
Executive Director's
Report to the
Board of Harbor Commissioners

DATE: MAY 9, 2024

FROM: CONSTRUCTION AND MAINTENANCE

SUBJECT: RESOLUTION NO. _____ - AWARD OF CONTRACT NO. 40041 TO JOHNSON CONTROLS FIRE – PROTECTION LP FOR FIRE ALARM AND FIRE SUPPRESSION SYSTEM MAINTENANCE

SUMMARY:

Staff requests approval of Contract No. 40041 with Johnson Controls Fire – Protection LP (JCFP) of Cypress, CA for fire alarm and fire suppression system maintenance. The proposed Contract would be for a one-year term with two one-year renewal options. The amount of this agreement shall not exceed \$5,600,000 annually, or a total of \$16,800,000 for the duration of the three-year agreement if all options are exercised. The Harbor Department will be financially responsible for the payment of costs incurred under the proposed Contract.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) and Article III Class 1(4) of the Los Angeles City CEQA Guidelines;
2. Find that in accordance with City of Los Angeles Administrative Code Division 10, Chapter 1, Article 2, Section 10.15 (a)(8), the Harbor Department may enter into an agreement with Johnson Controls Fire – Protection LP utilizing a current agreement for such services with Sourcewell through their Contract No. 030421-JHN, a cooperative purchase agreement;
3. Find that in accordance with Los Angeles City Charter Section 1022, work under the subject contract can be performed more feasibly by independent contractors than by City employees;
4. Approve Contract No. 40041 with Johnson Controls Fire – Protection LP in the amount of \$5,600,000 for a period of one year, with two one-year renewal options in the same amount annually to be exercised by the Executive Director or his/her designee;
5. Authorize the Executive Director to execute and the Board Secretary to attest to Contract No. 40041 for and on behalf of the Board; and
6. Adopt Resolution No. _____.

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DISCUSSION:

Background/Context - The Harbor Department, through its Construction and Maintenance Division (C&M) is responsible for maintaining and monitoring fire alarm and fire suppression systems at locations throughout the Port of Los Angeles (Port) including but not limited to:

- a. Port of Los Angeles (POLA) Administration Building (425 S. Palos Verdes Street)
- b. Port Police Headquarters (330 Centre Street)
- c. Liberty Hill Plaza (100 W. 5th Street)
- d. Pilot Station and two staff occupied trailers (Berth 68)
- e. C&M/Contracts & Purchasing Administration Building (500 Pier A Street)
- f. C&M Yard and Shops (Berth 161)
- g. Port of Los Angeles Test Lab (514 Pier A Street)
- h. Police Facility (239 N. Avalon Blvd.)
- i. Police Dive Team Facility (954 Seaside Street)
- j. Maritime Museum (Berth 84)
- k. Former U. S. Customs Building (300 Ferry Street)
- l. World Cruise Center (Berths 91- 93)
- m. Banning's Landing (100 E. Water Street)
- n. Maritime Law Enforcement Training Center (MLETC) (300 E. Water Street)
- o. Former Naval Reserve facility (801 Reeves Avenue)
- p. Former Southwest Marine facility (Berth 240)
- q. Everglades terminal buildings (Berths 121-127)
- r. TraPac terminal buildings (Berths 135-147)
- s. Yusen terminal buildings (Berths 212-225)
- t. Everport terminal buildings (Berths 226-236)
- u. Fenix Marine terminal buildings (Berths 302-305)
- v. APMT terminal buildings (Berths 401-406)
- w. Warehouse 1 (2500 Signal Street)

The work performed under this contract (Transmittal 1) will involve maintaining, repairing, and upgrading fire-life safety equipment requiring specialized training and certification. This includes a State of California C-16 Fire Protection license, National Institute for Certification in Engineering Technologies (NICET) certification, and certification from the manufacturer for installation.

The work to be performed will involve fully certified, local union technicians performing the repair, maintenance, inspection, testing, programming, and upgrades required for the Harbor Department's systems. They will also complete upgrades of existing fire-life safety systems.

The tasks that JCFP will perform under this contract include the Los Angeles Fire Department-mandated Chief's Regulation No. 4 testing of smoke detectors, pull stations,

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sprinkler heads, and notification devices. Most fire-life safety systems require annual testing and repair, with exceptions for quarterly sprinkler inspections to comply with insurance liability provisions, and semi-annual testing of halon fire extinguishers and air/gas systems to comply with National Fire Protection Association (NFPA) guidelines and City of Los Angeles Department of Building and Safety codes.

In addition, JCFP is assisting C&M in the upgrade of fire-life safety networking systems at various locations throughout the Port: the Port Pilot Station, Maritime Museum, Berth 91-93 World Cruise Center, Port Police Canine Training Site, Vopak terminal, Fenix Marine Services terminal, APM terminal, Yusen terminal, and Everport terminal and other locations requiring compliance with Los Angeles Fire Department Regulation 4 requirements and Port fire-life safety responsibilities.

The benefits of contracting with JCFP include standardization of equipment, parts inventory, maintenance, and training for a fire life safety infrastructure that is more than 90 percent comprised of equipment manufactured by SimplexGrinnell, with whom the Harbor Department has contracted with for fire protection maintenance and upgrade services in previous years. SimplexGrinnell is now a subsidiary of JCFP, the proposed contractor for fire protection maintenance and upgrade services. As is standard in the fire life safety industry, the manufacturer of the equipment requires that their certified technicians (with NICET Level II certification and manufacturer training) maintain that equipment. Utilizing SimplexGrinnell as the fire life safety systems manufacturer was also determined by Port Police Homeland Security staff to be the best choice to migrate over to mass notification fire-life safety systems throughout the Port. Past observations and experiences with some other fire-life safety vendors have resulted in a high number of failures and problems. SimplexGrinnell has demonstrated that they can provide technologically and operationally superior products and services for Harbor Department facilities and, through JCFP, staff proposes to continue this association.

Contract Selection Process - Sourcewell is a self-supporting government organization that holds hundreds of competitively solicited cooperative contracts in various products and services ready for use. The Sourcewell contract is a mechanism for the Harbor Department to utilize JCFP at prices that match or are more competitively priced than high volume government discounts. Therefore, in accordance with the City of Los Angeles Charter and Administrative Code, the proposed action by the Board is consistent with City contracting policies and staff is recommending approval of the contract with JCFP.

The City of Los Angeles Charter Article III, Section 371(e)(8) and Los Angeles Administrative Code Division 10, Chapter 1, Article 2, Section 10.15 (a)(8) allow for "contracts for cooperative arrangement with other governmental agencies for the utilization of the purchasing contracts and professional, scientific, expert or technical services contracts for those agencies and any implementing agreements, even though the contracts and implementing agreements were not entered into through a competitive bid process."

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ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of Contract No. 40041 with Johnson Controls Fire – Protection LP for fire alarm and fire suppression maintenance, which is an administrative activity involving the restoration or rehabilitation of deteriorated or damaged mechanical equipment and systems to meet current standards of public health, safety, and environmental protection. Therefore, the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements of CEQA in accordance with Article II Section 2(f) and Article III Class 1(4) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the proposed Contract would authorize expenditures of up to \$5,600,000 per year, or a maximum of \$16,800,000 over three years if all options are exercised for fire alarm and fire suppression system maintenance.

Spending under the proposed Contract is anticipated to occur as follows:

Fiscal Year	Account 54010 Center 0510	Account 54010 Center 1900	Total
FY 2023-24	\$200,000	\$270,000	\$470,000
FY 2024-25	\$2,372,696	\$3,227,304	\$5,600,000
FY 2025-26	\$2,372,696	\$3,227,304	\$5,600,000
FY 2026-27	\$2,172,696	\$2,957,304	\$5,130,000
Total	\$7,118,088	\$9,681,912	\$16,800,000

Fiscal Year (FY) 2023-24 funding in the amount of \$200,000 is available within Account 54010 (Maintenance Services – Buildings), Center 0510, Program 000, and FY 2023-24 funding in the amount of \$270,000 is available within Account 54010, Center 1900, Program 000. FY 2024-25 funding in an aggregate amount of \$5,600,000 has been requested to be budgeted in the accounts and cost centers listed above and is pending Board approval as part of the annual budget adoption process. Future fiscal year funding will be requested to be budgeted as part of the annual budgeting process, subject to Board approval.

While the maximum amount of the proposed Contract will be \$16,800,000 if both renewal options are exercised, actual contract expenditures may be less than the contract amount.

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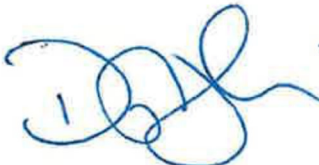
CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved this contract as to form and legality.

TRANSMITTALS:

1. Contract No. 40041

FIS Approval: JS
CA Approval: SW



FOR
TC

TIM CLARK
Director of Port Construction & Maintenance

Dina Aryan-Zahlan

DINA ARYAN-ZAHLAN, P.E.
Deputy Executive Director
Development

APPROVED:



FOR

EUGENE D. SEROKA
Executive Director